WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $53,000.00

AFFIANT

SUBSCRIBED AND SWORN TO ME ON THE 31ST DAY OF DECEMBER, 2018.

NOTARY PUBLIC

MY COMMISSION EXPIRES 5/15/2021

JOSEPH WHITE NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY My Commission Expires

THIS INSTRUMENT PREPARED BY /RETURN TO:
Jim R. Vanderpool, PC, 256 Seaboard Lane, G-104, Franklin, TN 37067
file # 18-9768SP

ADDRESS OF NEW OWNER	SEND TAX BILLS TO If left blank please use the address of the new owner	MAP-PARCEL
Rex Tracy Fitzgerald	New Owner	
1619 24th Ave N		081-10-0-329.00
Nashville, TN 37208		

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGE, WE,

HOME CAPITAL, LLC, A TENNESSEE LIMITED LIABILITY COMPANY

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

REX TRACY FITZGERALD

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being a part of Lot No. 19 on the Subdivision of the Georgia Industrial Realty Co. North Nashville Property, as of record in Book 421, Page 188, Register's Office for Davidson County, Tennessee, described as follows:

Beginning at a point on the Westerly side of 24th Avenue, North 50 feet South of the Northeast corner of said Lot No. 19, and running thence Southerly 5 feet; thence at right angles parallel to the dividing line between Lots Nos. 19 and 20 on said Plan, a distance of 150 feet to a point; thence Northerly 50 feet; thence Easterly and parallel with the dividing line between said Lots Nos. 19 and 20, a distance of 150 feet, to the point of beginning.

Being the same property conveyed by Warranty Deed from Gregory Hall, an unmarried man to Home Capital, LLC as recorded on the 15th day of November, 2018 in Instrument No. 20181115-0112731; Quitclaim Deed from Helen Louise Hall, formerly Helen Louise Green to Robert F. Spann, Trustee as recorded on the 12th day of June, 2014 in Instrument No. 20140612-0051323; Warranty Deed from Annie Pearl Smith to Helen Louise Green as recorded on the 4th day of August, 1970 in Deed Book 4436, Page 358 and Installment Deed from Jack J. Conen and wife, Bessie D. Cohen to Annie Pearl Smith, a married woman for her sole and separate use and Helen Louise Green, a single woman as recorded on the 23rd day of March, 1966 in Deed Book 3999, Page 202, in the Register's Office of Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

1. County of Davidson taxes for the year 2019 and thereafter, not yet due and payable.

2. Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.

3. Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of SUBDIVISION OF THE GEORGIA INDUSTRIAL REALTY CO. NORTH NASHVILLE PROPERTY, as recorded in Plat Book 421, Page(s) 188.

This is improved property known as 1619 24th Ave N, Nashville, TN 37208

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Karen Y Johnson Davidson County
Batch# 180585 DEEDWARR
01/04/2019 10:57:55 AM 2 pgs
Fees: $13.00 Taxes: $566.10
20190104-0001089

Witness my hand on the 31st day of December, 2018.

Home Capital, LLC

BY: Alejandro Mercado

Alejandro Mercado, Authorized Agent

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, a Notary Public of said County and State, the within named Alejandro Mercado, with whom I am personally acquainted (or who proved to me their identity on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is an Authorized Agent of Home Capital, LLC, and as such Authorized Agent, he is authorized to execute this instrument on its behalf..

Witness my hand and official seal at Franklin, Tennessee, this 31st day of December, 2018.

Notary Public

My Commission Expires: 1-20-19

KIMBERLY HOLLINGSHEAD STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires 01-20-2019